

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

In re:

ISLAND VIEW CROSSING II, L.P.,

Debtor.

CHAPTER 11

Case No. 17-14454-ELF

**KEVIN O'HALLORAN, in his capacity as Chapter
11 Trustee for Island View Crossing II, L.P.,**

Plaintiff,

v.

PRUDENTIAL SAVINGS BANK,

Defendant.

Adversary No. 17-00202 (ELF)

Adversary No. 18-00280 (ELF)

**PRETRIAL DISCLOSURES OF ISLAND VIEW CROSSING II, L.P.
PURSUANT TO FEDERAL RULE OF CIVIL PROCEDURE 26(a)(3)**

Trustee/Plaintiff Kevin O'Halloran, in his capacity as Chapter 11 Trustee for Island View Crossing II, L.P. ("Plaintiff" or "Island View"), by and through its undersigned counsel, hereby discloses the following information in accordance with Federal Rule of Civil Procedure 26(a)(3):

1. Witnesses Whom Plaintiff Expects to Present at Trial¹

- a. Renato J. Gualtieri
Principal, Founder
Island View Crossing II, L.P.
Americorp Homes, Inc.
One S. State Street
Newtown, PA 18940

¹ Plaintiff will use deposition testimony for impeachment and may seek to introduce certain deposition testimony in his case in chief should any witness become unavailable.

- b. Kevin O'Halloran
Chapter 11 Trustee for Island View Crossing II, L.P.
c/o Kaufman, Coren & Ress, P.C.
2001 Market Street, Suite 3900
Philadelphia, PA 19103
- c. Michael Cordone, Esq.
Stradley, Ronon, Stevens & Young, LLP
2005 Market Street, Suite 2600
Philadelphia, PA 19103
- d. William Sasso, Esq.
Chairman of Management Committee and Board of Directors
Stradley, Ronon, Stevens & Young, LLP
2005 Market Street, Suite 2600
Philadelphia, PA 19103
- e. Anthony Migliorino
Executive Vice President, Chief Operating Officer
Prudential Savings Bank
93 Fieldview Drive
Spring City, PA 19475
- f. Salvatore Fratanduono
Senior Vice President, Chief Lending Officer
Prudential Savings Bank (fmr.)
17 La Costa Drive
Blackwood, NJ 08012
- g. Nicholas A. DiGianivittorio
First Vice President, Credit Administration, CRA Officer
Prudential Savings Bank
9347 Roseto Villa Drive
Dublin, OH 43016
- h. Gary Reilly
Senior Vice President, Chief Credit Officer
Prudential Savings Bank
1834 West Oregon Avenue
Philadelphia, PA 19145
- i. Alexander Nadalini
Chief Credit Officer
Prudential Savings Bank (fmr.)
4103 Haddon Drive
Greensboro, NC 27406

- j. Joseph Corrato
President, Chief Executive Officer
Prudential Savings Bank (ret.)
119 Bellevue Ave.
Springfield, PA 19064
- k. Thomas Vento
President, Chief Executive Officer
Prudential Savings Bank (ret.)
302 Lake Side Drive
Swedesboro, NJ 08085
- l. David H. Krauter
Vice President, Chief Lending Officer
Prudential Savings Bank (fmr.)
221 Ridgewood Road
Springfield, PA 19064
- m. Bernie Sauer
Project Manager
Island View Crossing II, L.P. (fmr.)
Radcliffe Court on the Delaware
1600 Radcliffe Street
Bristol Borough, PA 19007
- n. Judy S. Schmitt
Controller
Americorp Homes, Inc.
One South State Street
Newtown, PA 18940
- o. David Nasatir, Esq.
Partner, Business and Finance Department Chair
Obermayer, Rebmann, Maxwell & Hippel, LLP
Centre Square West
1500 Market Street
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2. Witnesses Whom Plaintiff May Call If the Need Arises

- a. Dennis Pollack
President, Chief Executive Officer
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1834 West Oregon Avenue
Philadelphia, PA 19145

- b. Bruce E. Miller
Chairman of the Board
Prudential Savings Bank
1834 West Oregon Avenue
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- c. Douglas J. Smith (deceased)
Senior Vice President, Chief Lending Officer
Prudential Savings Bank
1834 West Oregon Avenue
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- d. Jack E. Rothkopf
Senior Vice President, Chief Financial Officer, Treasurer
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1834 West Oregon Avenue
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- e. Christian Maier
Vice President, Lending/Compliance (fmr.)
Prudential Savings Bank
1380 Lake Road
Feasterville-Trevose, PA 19053
- f. Jeffrey T. Hanuscin
Vice President, Controller
Prudential Savings Bank
1834 West Oregon Avenue
Philadelphia, PA 19145
- g. John Barrasso
President
Lava Funding, LLC
1205 Delsea Drive
Deptford, New Jersey 08093
- h. Nancy Maychuk
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One South State Street
Newtown, PA 18940

- i. Walt Zoladz
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- j. Cheryl Nelson
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- k. Jerome R. Balka, Esq.
Partner
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- l. Michael Kolarik
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- m. Denise Manning-Wilke
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- n. Robert White
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- o. Patricia L. Bachtle
Prothonotary, Vice Chairman
Redevelopment Authority of the County of Bucks
216 Pond Street
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- p. Gregory Harris
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- q. J.N. Pattison, IV
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- r. Todd Celli
Senior Vice President, Field Operations
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- s. Thomas Petrecz
Senior Project Scientist
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Hatfield, PA 19440
- t. Michael A. Christie, P.G.
Penn E&R, Inc.
2755 Bergey Road
Hatfield, PA 19440
- u. Joseph S. Baran
Project Manager
Bohler Engineering
1600 Manor Drive, Suite 200
Chalfont, PA 18914
- v. Brian Brzezinski
Owner
Premium Excavating, LLC
269 Canal Road
Fairless Hills, PA 19030
- w. Kurt Schroeder
Construction Services Manager
Gilmore & Associates, Inc.
65 E. Butler Avenue, Suite 100
New Britain, PA 18901

- x. Kevin McGrath
McGrath & Son Homes
668 Woodbourne Road, Suite 109
Langhorne, PA 19047
- y. Marty Stallone
Executive Vice President
Metropolitan Companies
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Wyomissing, PA 19610
- z. Michael Tulio
Metropolitan Companies
2001 State Hill Road, Suite 205
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- aa. Roy P. Brito, CPA
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- bb. Maureen Mastroieni, MAI, CRE
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- cc. James L. Klementisz, Jr. SRA
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Plymouth Meeting, PA 19562
- dd. Jeaneen P. Ray
Certified Real Estate Appraiser and Consultant
Mastroieni & Associates, Inc.
1000 Germantown Pike, Unit C-6
Plymouth Meeting, PA 19562
- ee. Albert F. Laubmeier
Laubmeier Valuation Associates
70 West Oakland Avenue, P.O. Box 1366
Doylestown, PA 18901

3. Designation of Deposition Testimony

Plaintiff hereby identifies (by witness, page and line numbers) portions of deposition testimony it proposed to offer into evidence on Exhibit A, attached. Plaintiff reserves the right to supplement and/or amend its deposition designations with any testimony from future depositions of expert witnesses up until and throughout the time of trial.

4. Exhibits Which Plaintiff Expects to Offer

Plaintiff expects to offer exhibits identified on Exhibit B, attached. Plaintiff reserves the right to introduce all documents identified in the Schedules and/or Appendixes of Defendant's Expert Report and any exhibits identified or used in the future depositions of expert witnesses. Plaintiff reserves the right to supplement and/or amend its exhibit list up until and throughout the time of trial.

Dated: November 16, 2020

KAUFMAN, COREN & RESS, P.C.

/s/Matthew R. Williams

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Matthew R. Williams, Esquire
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*Attorneys for Plaintiff Kevin O'Halloran in his
capacity as Chapter 11 Trustee for Island View
Crossing II, L.P.*

CERTIFICATE OF SERVICE

I, Matthew R. Williams, do hereby certify that on November 16, 2020, I caused a true and correct copy of the foregoing Pretrial Disclosures to be served on the following counsel via e-mail and/or first-class mail:

Nicholas Poduslenko, Esq.
OBERMAYER REBMANN
MAXWELL & HIPPELL, LLP
Centre Square West
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Philadelphia, PA 19102

*Counsel for Defendants,
Prudential Savings Bank*

/s/ Matthew R. Williams
MATTHEW R. WILLIAMS